Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8954   Lefta Associates, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER -- Jan. 17, 1967

ORDERED:

That the appeal for permission to erect a hotel with roof structures in accordance with the provisions of Section 3308 at 2000 N Street, NW., lots 820,821,45,43,12-21 inclusive, square 99, be granted.

FINDINGS OF FACT:

(1)   Appellant's property is located in mixed zoning districts, a portion being zoned SP, a portion being R-5-D, and a portion being C-3-B.

(2)   It is proposed to erect a ten (10) story hotel having two (2) stories of parking and one (1) story of commercial uses. The roof structure of the proposed hotel will house mechanical and electrical equipment.

(3)   The total area of appellant's lots are 36,277 square feet and the area of the proposed hotel is 223,087 square feet with an FAR of 6.0.

(4)   The area of the roof structure is 6,190 square feet.

(5)   The material and color of the street facade of the proposed hotel will be terra-cotta brick, light brown and dark brown in color.

(6)   The proposed roof structure will have the same colors as indicated in Finding No. 5.

(7)   This appeal was filed and heard under plan by Gitlin-Cantor, A.I.A., Associates, architects, drawings No. A-3,11,16,17,19, 18,20, and 21, approved as noted by Mr. Arthur P. Davis, member of the Board, on December 7, 1966.

(8) No opposition to the granting of this appeal was regis-
tered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed
hotel will harmonize with the street frontage of the building in
architectural character, material, and color. The roof structures
are in harmony with the purpose and intent of the Zoning Regulations
and will not tend to affect adversely the use of nearby and adjoining
property.